

FOUR MARKS PARISH COUNCIL

**Minutes of the Meeting of the Planning Committee
Held on Wednesday 6th January 2021, commencing at 8.00pm
This meeting was held remotely via Zoom video conferencing**

MEMBERS PRESENT:	Cllr Simon Thomas (Chairman), Cllrs Tim Brake, John Hammond, Shaun McCarthy, Mike Sanders and Anne Tomlinson
IN ATTENDANCE:	Sarah Goudie, Executive Officer (EO) Jo Tsigarides, Assistant to Executive Officer (AEO) 3 members of the public Cllr Janet Foster
APOLOGIES:	None

21.01 PC OPEN SESSION – PUBLIC PARTICIPATION

The Chairman welcomed Council members and members of the public to the meeting and invited items to raise under the Open Session.

One resident in attendance addressed the Committee regarding application 57509 which had been discussed at the Full Council meeting on 16th December 2020. The Executive Officer advised that, although the resident could address the Committee, any further comments from the Chairman and other Councillors could only be discussed within agenda item 8, additional planning matters.

The resident had provided Cllr Thomas with some further information about the application following the Full Council meeting which he wished to bring to the attention of the Committee, explaining that the application for a two-storey extension to his property was necessary to accommodate the needs of his severely disabled son both now and in the future. The space would be used for therapy and additional needs as he matures, and the requirement for specialist equipment, which, with the layout of the property as it currently is, is posing a health and safety risk.

Cllr Thomas wished to raise the felling of a substantial number of Beech trees on Woodlea Farm on the Four Marks/Medstead border, which had started on New Year's Day. There are serious concerns over the volume of trees that have been felled and when District Cllr Diana Tennyson was advised, she acted promptly on the matter and contacted the Forestry Commission, who were subsequently planning to visit on 7th January 2021. District Councillor Ingrid Thomas was also liaising with the EHDC tree officers, and Cllr Simon Thomas wished to thank the above District Cllrs for acting so quickly along with Jamie Gargett and Stewart Garside from EHDC and the Forestry Commission for their hasty response.

There being no further items raised, the Open Session closed at 8.20 pm. Standing Orders were applied

21.02 PC APOLOGIES FOR ABSENCE

There were no apologies for absence.

21.03 PC DECLARATIONS OF INTEREST

There were no declarations of interest.

21.04 PC COMMITTEE MINUTES

It was RESOLVED to approve the Minutes of the remote Planning Committee Meeting held on Wednesday 2nd December 2020 following proposal by Cllr Brake and seconded by Cllr Sanders and agreed by all Councillors as a true reflection of the meeting and would be signed by the Chairman at the next meeting held in person.

21.05 PC PLANNING MATTERS – NEW APPLICATIONS

NEW APPLICATIONS				
Date received	Ref. No:	Location	Proposal	Comments by:
11/12/2020	39323/008	Melrose, Alton Lane, Four Marks GU34 5AJ	Permission in Principle – detached dwelling (rear of Melrose	6 th January 2021
<p>The Parish Council strongly objects to this application.</p> <p>It was noted that there have been previous applications including a two-storey extension which was refused, a rear extension request which was refused and a single storey front and side extension which was permitted. It was concluded that there are reservations and objections to the scale and massing on this site, its impact on the rural character of the location, and loss of amenity.</p> <p>We share Officers' concerns including Highways based on the access splay and proposed narrow driveway, the County Ecologist regarding the possibility of disturbing nesting birds, and the Landscape officer's concern about the negative impact of the scale of the proposed new dwelling.</p> <p>The Committee discussed the fact that no indicative drawings of the final build have been provided for this 'In Principle' application, that nothing suggests that the housing would be affordable for rural workers (the applicants cite CP14 in their application), and that from the evidence provided the scale and possible design were unsuitable.</p> <p>It was unanimously concluded that this 'back garden development' is inappropriate for a rural location outside the Settlement Policy Boundary and could set a precedent if permitted. It is against Policy 1 of the 'made' Medstead & Four Marks Neighbourhood Plan and is in conflict with policies CP19, CP20, and CP21, and does not comply with Policy CP14.</p> <p>We respectfully request that this application is refused.</p>				
16/12/2020	59031	9 Lapwing Way, Four Marks, GU34 5FD	Conversion of a section of existing roof into an open roof terrace	13 th January 2021
<p>The Parish Council have no objection in principle to this application subject to confirmation from the Planning Officer that there would be no detrimental impact to, or loss of amenity, to the neighbouring properties.</p>				
17/12/2020	59049	130 Winchester Road, Four Marks, GU34 5HZ	Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height	14 th January 2021
<p>The Parish Council have no objection to this application.</p>				
18/12/2020	29808/005	Garthowen Garden Centre, Alton Lane, Four Marks GU34 5AJ	Replacement Garden Centre Sales Building and Canopies	15 th January 2021
<p>The Parish Council positively supports this application as proposed to replace the garden centre sales building and canopies, noting the improvement to the existing premises with little increase to the current footprint or detrimental affect to neighbouring properties.</p>				

LATE APPLICATIONS				
04/01/2021	51759/003	Stonehaven, The Shrave, Four Marks, GU34 5BH	Two detached dwellings to rear, replacement garage, following demolition of current garage	1 st February 2021
<p>The Parish Council strongly object to this application.</p> <p>Although this application falls within the parish of Chawton, it is within the Four Marks settlement policy boundary, and although therefore there is a presumption to develop, the Parish Council considers this application to be wholly inappropriate.</p> <p>Although there are currently two parallel applications, the previous application (51759/002) is currently under Appeal (APP/M1710/2/20/32625670), and although note the changes to the previous application, this subsequent application remains cramped and high density, which is out of keeping with the surrounding amenity. It is also noted that the one storey bungalow remains, with only the demolition of the garage for access, therefore due to the topography of the site, the proposed two storey dwellings to the rear of the existing dwelling will be visually intrusive and detrimentally affect the current street scene.</p> <p>It was also noted that there was not enough space provision for the refuse bins and restricted access for emergency service vehicles.</p> <p>Taking the comments as above, the Parish Council respectfully request that this application is refused.</p>				
04/01/2021	49251/004	8 Kingswood Rise, Four Marks, GU34 5BD	5x Hawthorn; Reduce crown height & spread by 2.5m, leaving crown height of 5m and a crown spread of 3m. Crown lift by 1m, crown thin by approx. 20%. 1xMay; Crown thin by 20% leaving 1m distance to dwelling, crown lift over footpath by 1m	1 st February 2021
<p>In line with the Parish Council's Tree Management Policy, recognising the importance and amenity value of trees (and hedgerows) within the environment, would only support work to trees (or hedgerows) that would not be detrimental to the health and stability of the tree (or hedgerow), and necessary for reasons of essential maintenance, or health and safety of persons and property.</p> <p>In this instance however, the Parish Council defer to the Planning Officer's assessment and subsequent decision on this application.</p>				
05/01/2021	57991/001	15 Tawny Grove, Four Marks, GU35 5DU	Single Storey side/rear extension and partial conversion of garage	2 nd February 2021
<p>The Parish Council have no objection to this application.</p>				

21.06 PC ADDITIONAL PLANNING ITEMS FOR DISCUSSION

21.06.1 Planning Appeal Reference No: APP/M1710/W/20/3262567 Stonehaven, The Shrave, Four Marks, GU34 5BH 5 dwellings and detached garage following demolition of existing dwelling and garage (including land to the rear of Araluen Representations by 13th January 2021)

The Parish Council retains its position in strongly objecting to this application and will submit a statement for further consideration to the Planning Inspector, advising that it recommends that this Appeal should be dismissed. Although the application site falls within the Parish of Chawton, it does fall within the Four Marks settlement policy boundary. It should also be noted that Four Marks Parish Council wishes to support its neighbouring parishes and works closely with both Chawton and Medstead Parish Councils to discourage this type of 'back garden' development.

Included in the report to the Planning Inspector, will be;

- An analysis of the depth of the plot size which decreases at the north east end of The Shrave in contrast to the plots on the South West end which are up to four times bigger and have therefore been deemed suitable for past development.
- Details of the character of the area, noting that the proposed three storey dwellings are not sympathetic to the rural location and inconsistent with the existing properties in design.
- A belief that the Parish Council considers that contrary to the Appellants protestations, the application does not comply with Policies CP20 (Landscape), CP27 (Pollution) and CP29 (Design) of the East Hampshire District Council: Joint Core Strategy and the National Planning Policy Framework and Section 12 of the National Planning Policy Framework in that contravenes points a, b, c, e and f.

**21.06.2 Reference No: 33619/007
Alton Materials Recovery Facility and Associated Infrastructure**

This item is *DEFERRED* to the next Full Council meeting on 20th January 2021.

There was discussion regarding various issues associated with this application (infrastructure, transport network, suggested heat provision) and it was noted that there is a high volume of documentation to read through. In light of this, Cllr Thomas requested that all Committee members read the summary and prepare some comments for the next Full Council meeting as the deadline to respond is 29th January 2021.

Cllr Thomas also suggested that the Parish Council should seek to work alongside Alton Town Council and the 'No Wey Incinerator' group on this matter.

21.07 PC DECISIONS NOTIFIED AND PENDING

DECISIONS NOTIFIED				
Date received	Ref. No:	Location	Proposal	Decision
24/09/2020	55806/002	Land North of Chaffinch Road, Four Marks	T25 Ash – Fell; T23 Ash - Pollard to 7m; G2 Oak; - reduce crown width by 2m leaving a 16m crown width	Consent 30 th November 2020
14/10/2020	58953	35 Penrose Way, Four Marks, GU34 5BG	Single storey rear extension	Permission 3 rd December 2020
14/10/2020	29109/009	Barn House, Barn Lane, Four Marks GU34 5JA	T1 Ash – Fell. T2 Oak – crown height reduce by up to 3m, leaving crown height of 20m. Reduce crown spread by up to 4m, leaving a crown spread of 10m. T3 Oak – crown height reduce by up to 3m, leaving a crown height of 20m. Crown width reduce N&W side of crown by up to 4m, leaving a crown spread of 10m. Crown reduce S&E side of crown by up to 1m, leaving a crown spread of approx. 6m.	Consent 9 th December 2020
19/10/2020	50679/003	Public Open Space between 45-47 Penrose Way, Four Marks	Oak A: remove 2 x 100mm dia laterals at base of crown and raise crown to 2.5m	Consent 4 th December 2020

11/11/2020	51645/003	20 Kingswood Rise, Four Marks, GU34 5BD	Oak – crown reduction by approx. 1.5m, leaving an EW crown of approx. 11m and a crown height of 11m	Consent 23 rd December 2020
LATE NOTIFICATIONS				

APPEALS				
Date received	Ref. No:	Location	Proposal	Status
17/06/2020	APP/C/19/3234078	Cunningham, Willis Lane, Four Marks GU34 5AP	Enforcement Appeal	Appeal allowed
09/12/2020	APP/M1710/W/20/3262567	Stonehaven, The Shrave, Four Marks, GU34 5BH	5 dwellings and detached garage following demolition of existing dwelling and garage (including land to the rear of Araluen	Representations by 13 th January 2021

DECISIONS PENDING				
Date received	Ref. No:	Location	Proposal	Status
14 th May 2020	58714	Land North of Kia Ora, 64 Lymington Bottom, Four Marks	Detached house and integral garage with car parking and new access	Registered Tree reports still being prepared
21/08/2020	56027/025	1 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use of land from equine to two transit pitches for the use of gypsies/travellers	Registered In consultation
25/08/2020	56027/026	4 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use of land from equine to one transit pitch for the use of gypsies/travellers	Registered In consultation
3 rd September 2020	32407/004	Mullions, 17 Lymington Bottom Road, Four Marks GU34 5DL	3No. 4 bed detached houses and 1No. 2 bed bungalow following the demolition of existing detached house & garage	Registered <i>Awaiting applicant's revised proposals</i>
11/11/2020	56027/027	3 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use from equine to permanent gypsy pitch incorporating 1 x mobile home, 1 x touring caravan and 1 x day room	9 th December 2020 In consultation
11/11/2020	56027/028	2 Briar Lodge, Willis Lane, Four Marks GU34 5AP	Change of use from equine to permanent gypsy pitch incorporating 1 x mobile home, 1 x touring caravan and 1 x day room	9 th December 2020 In consultation
13/11/2020	22365/009	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Retrospective application for gates, wall and fencing including landscaping	11 th December 2020

13/11/2020	22365/007	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Two storey and first floor extensions to front extension, single storey rear extension and balcony, following demolition of existing annexe	16 th December 2020
13/11/2020	22365/008	Oakwood House, 102 Telegraph Lane, Four Marks, GU34 5AW	Detached outbuilding	16 th December 2020
19/11/2020	57749/006	5 Cotswold Close, Four Marks GU34 5JZ	T1 Oak, branch reduction by 3m leaving branch length of 11m to give 2m clearance on all surrounding dwellings	17 th December 2020
25/11/2020	30005/026	High Acres, Willis Lane, Four Marks, GU34 5AP	Retrospective application for a change of use of part of the land sui generis use as a dog day care facility	23 rd December 2020
30/11/2020	58994	3 Wild Wood, Blackberry Lane, Four Marks, GU34 5GB	Provision of a second heat pump to provide heating and cooling two rooms	28 th December 2020
01/12/2020	53647/003	Land to the East of, 18 Tawny Grove, Four Marks,	Cherry 0044 – raise crown to 2.5m + prune 2m clear of walls and roof Cherry 0045 – raise crown to 2.5m including lowest main limb 100mm diameter Birch 0046 – raise crown to 2.5m	29 th December 2020
01/12/2020	28929/016	Public Open Space north of 11 and 15 Tawny Grove, Four Marks	Cherry 0043 – raise crown to 2.5m	29 th December 2020
04/12/2020	57509	15 Lymington Rise, Four Marks, GU34 5BA	Two storey side extension to provide assisted living Therapy/Playroom, Bedroom and Ensuite. Also single storey rear Therapy/Garden Room extension	1 st January 2021

21.08 PC LATE PLANNING AND UPDATE ON ANY PLANNING RELATED MATTERS

Cllr Thomas discussed application 57509 referred to in the Open Session. He expressed great sympathy for the domestic circumstances of the applicant and reminded the Committee that the Council had discussed the application on the information available and, although submitting a holding objection, this was to request that the Planning Officer visited the site due to its topography in order to assess the impact of the extension on the neighbouring property.

Cllr Thomas emphasised his regret over the situation that the applicant is in with regard to his personal situation and noted that the applicant had sought pre application advice and had already been communicating with the case officer but advised that the role of the Council is to support the community as a whole. Councillors had no further comments to make and therefore the initial comments submitted should stand with no amendment.

There was a brief update from Cllr Thomas regarding the Government Planning White Paper. The new widely criticised calculation formula and 2018 household estimates suggested in the PWP have not been adopted and instead the current calculation method using 2014 housing estimates will be used, plus an uplift in the PWP for twenty urban centres. EHDC overall housing targets for the 2019-2036 Local Plan therefore remain at 10,600 with the currently proposed draft allocations, and no Large Sites sufficient to likely meet the identified need.

21.09 PC NEXT SCHEDULED MEETING

Wednesday 3rd February 2020. This meeting would be held remotely by Zoom videoconferencing.

21.10 PC The Chairman closed the meeting at 21.43 pm.